

WARRANTY DEED  
Joint Tenancy,  
**015031**

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM H. KIRK and  
CONSTANCE J. KIRK in consideration of ONE DOLLAR (\$1.00) and  
other valuable consideration paid by GAIL M. DOYON and HARRY O.  
POLLARD whose mailing address is 6 Marston Court  
Waterville, Maine 04901

TRANSFER  
TAX  
PAID

the receipt whereof We do hereby acknowledge, do hereby give,  
grant, bargain sell and convey unto the said GAIL M. DOYON and  
HARRY O. POLLARD, as joint tenants and not as tenants in common,  
their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon,  
situated in Waterville, County of Kennebec and State of Maine,  
and being Lot No. 26 according to a plan of Beverly Hills made  
for Charles F. Poulin by Harry E. Green, C.E. dated November 29,  
1947, and recorded in the Kennebec Registry of Deeds in Plan  
Book 15, Pages 80 and 81, to which plan reference is hereby made  
for a more particular description of the lots herein conveyed.

The above described parcel of land is conveyed subject to the  
following restrictions lettered from A to I which will be  
binding under or through said grantees, and said restrictions  
shall be deemed as covenants running with the title to said land:

- A) That said land shall be used only for residential purposes,  
and not more than one residence and the outbuildings thereof,  
such as a garage shall occupy said land or any part thereof, at  
any one time, nor shall said lots be subdivided or sold or  
leased in parcels, nor shall any building at any time situated  
on said land be used for business or manufacturing purposes;
- B) That no house for more than two families, and that no house  
costing less than four thousand five hundred dollars (\$4,500.00)  
shall be built upon said lot; and that no building, or extension  
to such building, shall be erected or placed on any part of said  
land nearer to the street line which said building faces than  
twenty-five feet (25').
- C) That any outbuilding including garages, shall not be erected  
nearer to the street line upon which the house constructed or  
to be constructed on said lot shall face than the front part of  
the main building erected or to be erected on said lot or lots;
- D) That no placards or advertising signs other than such as  
relate to the sale or leasing of said lot or lots, shall be  
erected or maintained on said lot or lots or any building  
thereon;
- E) That no fence or construction of any kind other than a  
dwelling shall at any time be erected in any position to  
interfere with view from residences on adjoining lots;

F) That no cows, horses, goats, swine, hens, or dog kennels shall at any time be kept or maintained on said lot or lots or in any building thereon;

G) That if the owner of two or more contiguous lots desires to improve said lots as one lot, insofar as such contiguous lots are concerned, the foregoing covenants of restriction shall be construed as applying to a single lot;

H) That no house or other building shall be erected or placed upon said land nearer to the lines of said land than six feet (6'), and in addition, the following shall be applicable to buildings erected or placed on lots numbered 5, 6, and 32:

- (1) No house, extensions thereto, outbuildings, including garages, or other buildings, shall in any case be erected on lots numbered 5 and 6 nearer to the Sidney Road than twenty-five feet (25').
- (2) No house, extension thereto, outbuildings, including garages, or other buildings, shall be erected on lot numbered 32 nearer to both Franklin Street and Roland Street than twenty-five feet (25').

The restrictions in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C.

I) Said lots are conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and applicable to all lots hereafter to be sold by the within grantor on a plan of lots known as Beverly Hills, in Waterville, Maine aforesaid, and for a violation of the terms hereof, or any of them, by the said grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to the grantors, their heirs and assigns, or the owner of any lot or lots on said plan of lots known as Beverly Hills to proceed at law or in equity to compel compliance with the terms thereof. The grantor herein shall not be held responsible for the enforcement of the foregoing restrictions. All lots heretofore sold have been sold with the above restrictions.

Being the same premises conveyed to the grantor herein by deed from Anne H. Truesdale, dated November 24, 1965 and recorded in Kennebec County Registry of Deeds, Book 1403, Page 174.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said GAIL M. DOYON and HARRY O. POLLARD, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the

same to the said GAIL M. DOYON and HARRY O. POLLARD, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said WILLIAM H. KIRK and CONSTANCE J. KIRK, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 6 day of April, 1988.

Signed, Sealed and Delivered  
in presence of

[Signature]

William H. Kirk  
WILLIAM H. KIRK

[Signature]

Constance J. Kirk  
CONSTANCE J. KIRK

STATE OF MAINE  
County of

4-6, 1988

Then personally appeared the above named WILLIAM H. KIRK and acknowledged the foregoing instrument to be his free act and deed. Before me,

[Signature]  
Notary Public/Attorney at Law  
THOMAS N'ALE

STATE OF MAINE  
County of

June 27  
April 7, 1988

Then personally appeared the above named CONSTANCE J. KIRK and acknowledged the foregoing instrument to be her free act and deed. Before me,

[Signature]  
Notary Public/Attorney at Law  
Dennis W. Matthews

CAROLE LEVINE

RECEIVED KENNEDY SS.

1988 JUL 14 AM 10:28

MY COMMISSION EXPIRES AUGUST 25, 1994

TEST: [Signature]  
REGISTER OF DEEDS